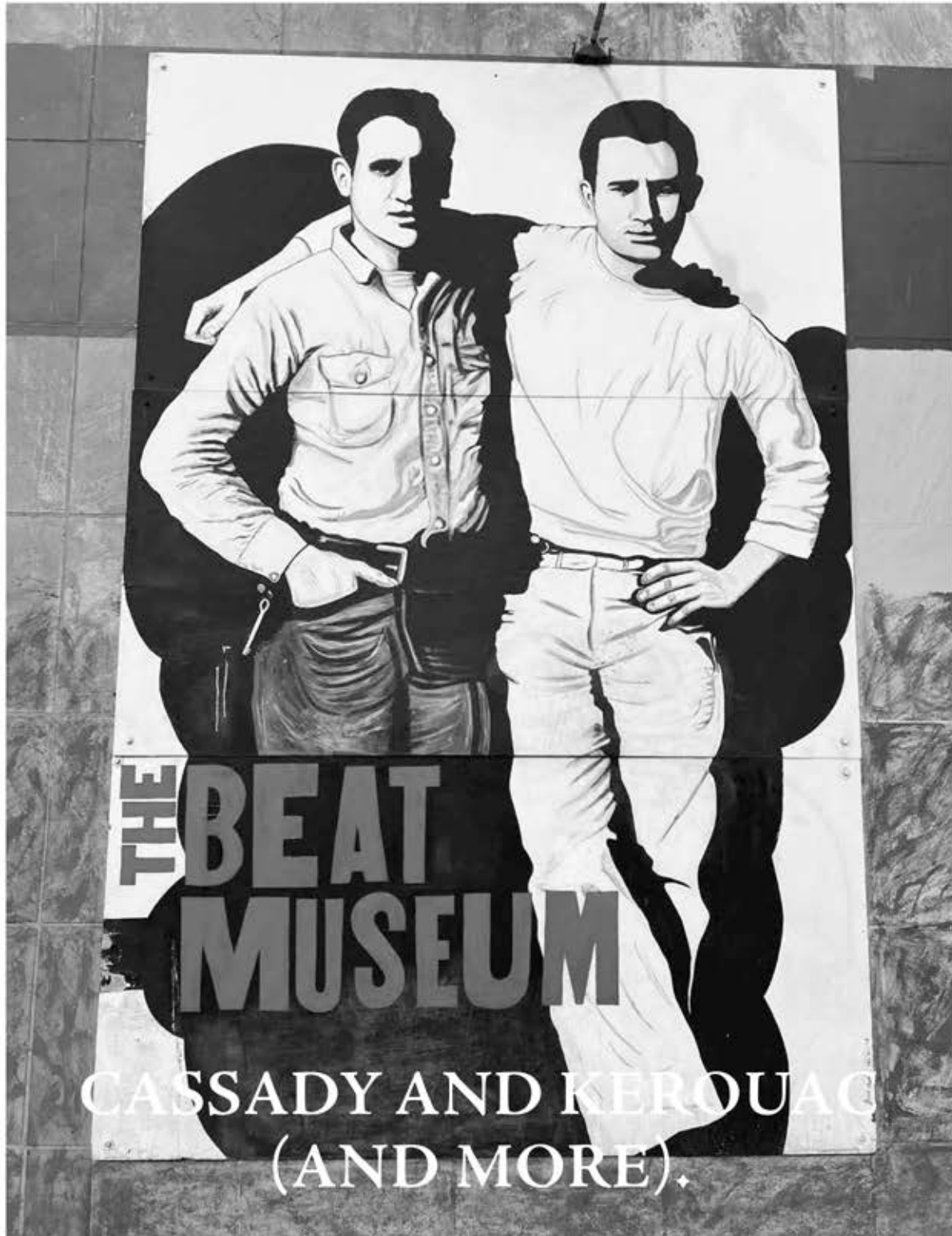


The Semaphore

A Publication of the TELEGRAPH HILL DWELLERS

Issue 236

Winter 2022



KIDS CORNER

by Sarah Kliban
kids@thd.org

Welcome to Kids Corner! THD wants to hear from kids in the neighborhood! If you'd like to ask a question, or you're a kid and want to be interviewed, please contact us at kids@thd.org



GABBY GALINDO, 8

The worst present you ever received?

"A pair of socks for Christmas. They were kinda fun but way too small."

If you were mayor of San Francisco, what would you do?

"Help a lot of people and the environment. A lot of people leave a lot of trash, and that hurts Mother Nature. I'd make a sign that says, 'Stop Leaving Trash around the World.'"

What movie should everyone see?

"How to Train Your Dragon: The Hidden World. It's a really beautiful movie about dragons."

If you could be the best in the world at anything, what would it be?

"A top artist because art is really fun. An anime artist. It would mean a lot to me that people respected my art."

What is your favorite place to eat in North Beach?

"I love American Bites. I like going there with my friends. The guac and chips are top notch!"

NICHOLAS PEARCY, 8

The worst present you ever received?

"I've never had a bad present."

If you were mayor of San Francisco, what would you do?

"Put in more playgrounds so that more kids could play more often. Also, more dog parks."

What movie should everyone see?

"Clifford the Big Red Dog. I felt awesome seeing it. There are a lot of chases. Clifford is kind, but there's a lot of destruction. You'll laugh and enjoy it."

If you could be the best in the world at anything, what would it be?

"Archery. Shooting at targets. Archers are treated with respect. I'd want to protect people just like Hawkeye does."



What is your favorite place to eat in North Beach?

"American Bites. It's great. It's nice and big inside, and they have a couch and a Foosball table. I like their Ultimate Burger."



AVA WHORISKEY-McHUGH, 10

The worst present you ever received?

"These pink cat pants that had cat faces all over them. I had to say, 'Thank you,' but I hated them so much. I ended up putting them in my closet. I think they're still in there."

If you were mayor of San Francisco, what would you do?

"I would set up more gardens. I would help people out if I could—especially for the holidays. Set up some food banks. I've done one before, and it's really, really fun to do."

What movie should everyone see?

"I really like 'Cruella.' It gives me inspiration for clothes and stuff. It has a lot of 'Be Yourself' stuff. I could draw and design my own clothes based on her patterns."

If you could be the best in the world at anything, what would it be?

"The best soccer player. I really love soccer. I would get to play a lot of games and make money to help people."

What is your favorite place to eat in North Beach?

"North Beach Sushi. It's a family-friendly restaurant. All the people who work there are so friendly. Right when you walk in, it's joyful. I recommend the gyoza. I could probably eat five orders. I love them so much!"



THEO PEARCY, 14

The worst present you ever received?

"For my twelfth birthday, someone gave me a plastic Ziploc bag. Nothing in it. Someone was giving presents and gave my brother a cool Lego set. And they forgot to give me a present, so they just grabbed a plastic bag and said, 'Here you go!'"

If you were mayor of San Francisco, what would you do?

"I would try to make a smaller homeless population. I would collect more taxes from parking garages and big businesses to put into building homes and supplying food. I would want more parks with bigger swings and real grass because most of the kids here don't like playing on the fake grass."

What movie should everyone see?

"Spider-Man: No Way Home. It's one of the best movies I've ever seen. I highly recommend it. There's a lot of action, comedy. It's really well-written. The characters feel real and have real emotions."

If you could be the best in the world at anything, what would it be?

"3-D Motion Graphics. It would bring me at least a seven-figure job and a lot of fame. It is my dream job."

What is your favorite place to eat in North Beach?

"Mario's Bohemian Cigar Store. They have really good focaccia bread. I have a special order. They take the focaccia bread and put cheese and marinara sauce on it and make a pizza-like thing. It's so good. There's no name for it. I just ask them for my special order and they know exactly what it is."

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PRESIDENT'S
CORNER

by Al Fontes
President@thd.org

Democracy often yields unwelcome decisions with which you disagree. You might think an election result is terribly misguided, wrong-headed, or just stupid, but you still have to live with it. Presented with the frustrating realization that a deeply-held belief hasn't prevailed, how does one respond?

If you happen to be a politician with imperious impulses, you might decide that the masses, through their foolish actions, have demonstrated an inability to govern themselves. An anti-democratic politician, upon determining that the people cannot be trusted to make the right decision, might respond with attempts to centralize power so that local voices can be ignored without consequence.

This has been the philosophy behind a series of zoning-related laws that have been passed recently in the State of California. Although each bill has its own set of nastiness, a running theme has been to:

- Weaken local ordinances or replace them with centralized state-wide laws that favor real estate developers
- Diminish local governments' ability to control zoning and development
- Corrode and dismantle the environmental protections embodied in the California Environmental Quality Act, commonly known as CEQA.

I think city-level democracy usually works pretty well. If your local representative passes a law that you don't like, you can give the official a call or send an email. In our particular neighborhood, you might attempt to flag down Supervisor Peskin as he passes by on Grant Avenue—I've seen it happen—and let him know what you think. Your voice will be heard, even if you don't get the outcome you were seeking.

At the state level, representatives need a lot of money to pay for the campaigns that get them elected. Not surprisingly, they tend to favor the interests of the corporations and individuals who provide that money. When the time comes to choose between the greater good and the greater profit, the actions taken by our

state representatives are sadly predictable. For this reason, it's often time for average citizens to take matters into their own collective hands.

If you've lived in San Francisco long enough, you might have heard about the great "No Wall on the Waterfront" revolt. It began when a developer wanted to build luxury condominiums on a seawall lot at 8 Washington Street, a plot of land owned by the Port of San Francisco. Not satisfied with anything short of an obscene profit, the developers pushed for a 136-foot tower, 50 feet higher than the local 86-foot height limit. They wanted to build something that would be so big that it would be illegal.

To let this happen, the San Francisco Board of Supervisors approved a singular exception to the planning code for this one project, using a practice once derisively called "spot zoning." In so doing, the Board threw out carefully constructed policies and ordinances designed to preserve the beauty of the urban environment and the quality of life in the City. The Board granted this one-off favor despite loud opposition from the surrounding community.

If you're an ordinary person walking along the Embarcadero past this area, your mood is likely to get much better if you get to see Telegraph Hill rather than a mountain of glass, steel, and concrete. In a healthy democracy, people walking on the sidewalk get to see the Hill. In a city ruled by an undemocratic government where one political party has all the power, those who can afford to pay \$5 million for a condo get to see the Hill. The pedestrians get to walk in the shade.

The people of San Francisco responded in order to save their waterfront from this kind of assault. In a 2013 citywide election, the project was badly defeated. In 2014, a successful initiative imposed a prohibition on any other construction on the waterfront that exceeds height limits without approval of the voters. Three years later, the state Lands Commission, with the participation of then Lt. Governor Gavin Newsom, lost a lawsuit that attempted to overturn the will of the people.

So, if the people don't give you the decision you want? Sue them. Better yet: Change state law so that local leaders are powerless. Don't let some little city zoning ordinance get in the way of the march of progress.

STOP THE
SACRAMENTO LAND GRAB

And that's what state representatives have done. Starting with SB 35, the density bonus fiasco, and continuing with SB 9 and SB 10 (among others), Sacramento has decided that you and I can't be trusted to carry out the plans that a bunch of outsiders have made for our city. Bit by bit, these new laws have stripped away the power of local governments. Zoning decisions get pushed upward, out of the reach of the average citizen. Matters as highly localized as subdividing a single homeowner's residential lot are decreed top-down by a central government miles away.

And about using the initiative process to reverse corrupt decisions? A somewhat authoritarian element of SB 10 stipulates that the will of the people can be overturned by a legislative body. In San Francisco, this means that any local ballot initiative that conflicts with a developer's plans to subdivide a lot can be overridden with a two-thirds vote by the Board of Supervisors. This sets the precedent for the first time that the expressed will of the voters can be tossed out by a legislative body.

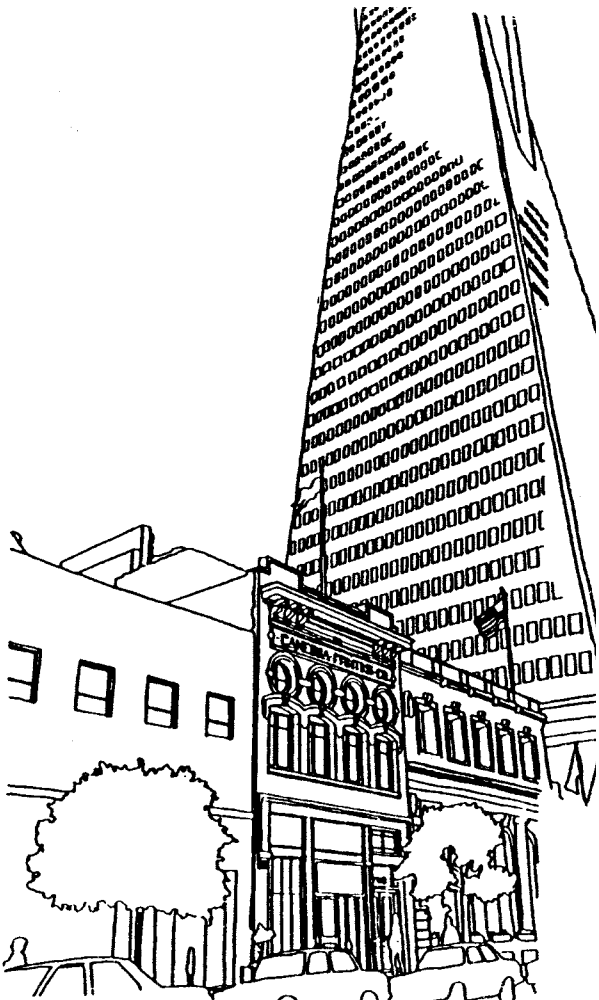
So once again, the people are rising. The "Our Neighborhood Voices" initiative is gearing up for the November 2022 election, and it needs our help. Put simply, a proposed state constitutional amendment would allow local governments to treat zoning decisions as a "county affair." No longer would Sacramento elites be able to bully local governments into fulfilling the wishes of big-money donors. No longer would the Board of Supervisors have the ability to throw away your vote.

Specifically, as mentioned within the text of the proposition, "No voter-approved local initiative that regulates the zoning, development or use of land within the boundaries of any county shall be overturned or otherwise nullified by any legislative body."

Policies that are terrible for San Francisco, such as the density bonus law, could still be adopted by localities that deem them to be beneficial. Many communities would be happy to have a 136-foot luxury condominium built in their midst, and they are welcome to do so. But it makes no sense for that decision to be made by a monolithic law applied mindlessly across the State of California. The proposed amendment justly gives the zoning decisions back to the people who have to live with them.

In an upcoming THD Board of Directors meeting, I will be asking for official support by the Telegraph Hill Dwellers for the "Our Neighborhood Voices" initiative. I ask for your support as well. We can make donations, circulate petitions, and, if all goes well, vote for this important change.

For more information, point your web browser to <https://ourneighborhoodvoices.com>



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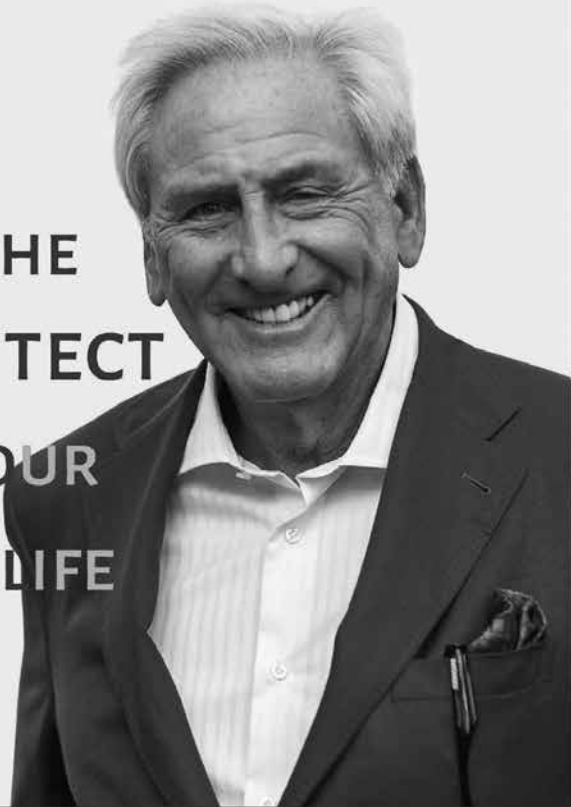
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PLANNING & ZONING REPORT

by Stan Hayes, Nancy Shanahan, and Mary Lipian,
Committee Co-Chairs
PZ@thd.org

As we move into the New Year, the Planning & Zoning Committee continues to follow closely a number of important matters, including:

955 Sansome. As you might have been following, a developer is proposing to build a luxury condominium project to replace the existing two-story garage at the corner of Sansome and Vallejo Streets, immediately below the densely populated residential area on the hill above. The site of the project is located within the Northeast Waterfront Historic District, significant for its collection of warehouses dating from the Gold Rush and where the oldest structures are only one or two stories in height.

Originally, the developer proposed an eight-story, 24-unit project. At a contentious online community meeting in early October, the developer indicated that revisions were going to be made to the project, presumably in response to neighborhood comments. Released in mid-December, the revised plans, however, proposed a project that would more than double the number of units from 24 to 57 and increase the building height from eight to 10 stories. A second online meeting was held in early January, with more than 50 community participants, none of whom spoke in favor of the project.

Forty-three of the proposed units would be luxury condos. Twenty-one units are townhouses two stories in height, with nine penthouse units. The average unit size would be double the average neighborhood residential size, the largest units being almost three times that of the neighborhood average. The building would also include 14 “affordable” units but only five of those for low-income families (those having 80% or less of the area median income).

For more details about this project and its impact on the surrounding residents, please see the separate article in this issue on the 955 Sansome project. A copy of THD’s letter commenting on the initial version of the project can be found on THD’s website at thd.org/pz.

425 Broadway. As reported in the last *Semaphore*, this is a proposed **State Density Bonus (SDB)** proj-

ect comprised of two mixed-use buildings—one on Broadway and a second on Montgomery Street, separated by Verdi Place, a 20-foot-wide public right of way from Montgomery. Located in the Broadway Neighborhood Commercial District, which limits heights to 40 feet without Planning Commission approval, the proposed Broadway building would be 56 feet, well above its adjacent neighbors, while the proposed Montgomery structure would be the tallest building in the district, rising 76 feet above its base on Montgomery. Using provisions of the SDB law, the project sponsor seeks to exceed the height limit, waive Planning Code requirements for minimum rear yard, exposure, and bulk limits, and exempt the project from the limits on nonresidential use size. (The proposal includes a total of 23,675 sq. ft. of non-residential use, of which 18,735 sq. ft. is for professional office use.)

Unfortunately, aided by minor concessions made by the developer to the residents of the adjacent Single Room Occupancy (SRO) hotel, the Planning Commission approved the project by a 4 to 2 vote at its December 16 meeting. The decision was close. If just one commissioner had voted “no” instead of “yes,” the project would have failed on a 3-3 tie vote.

THD opposed this project from the beginning and at the Planning Commission hearing for a number of reasons. Here are just some of them. (For a fuller list, see also a previous THD comment letter at thd.org/pz.) THD strongly supports affordable housing. We argued that the site of this project should be 100% affordable housing. As this is one of the largest sites for affordable housing in North Beach, we are disappointed that the Sacramento-imposed SDB law enables the developer to provide just six on-site below-market-rate units out of a total of 42 residential units. The remaining 36 units all would be market-rate luxury condos. The SDB law awarded the developer a 21.5% density bonus of extra units worth millions of dollars. The law also allowed the developer to make the project possible by allowing the waiver of long-standing San Francisco planning controls (e.g., limits on building height and size).

Especially important, we expressed to the Planning Commission our concern about the future of that fragile section of Broadway where the project is located.

STATE DENSITY BONUS ASSAULT ON NEIGHBORHOOD

For decades, Broadway has been a major corridor for very low-income housing, including SRO residences on all four corners of the Broadway-Montgomery intersection nearest the project. We stated our fear that the project, combined with other luxury condo projects proposed nearby, will trigger a future of almost certain gentrification and a loss of already-existing affordable housing, with the inevitable accompanying displacement of the poorest among us from their homes.

659 Union (Verdi Building). This proposed SDB project seeks to redevelop the former Verdi Apartment Building on Washington Square into 23 residential condominiums consisting of 21 luxury units and two very low-income units. The applicant has agreed to preserve the Verdi Building’s three street-facing walls and rebuild the floor plates and the rear wall with an extension along Powell Street east of the Verdi Building for a lobby, elevators, and stairs, along with a vertical addition for a large restaurant on the rooftop overlooking Washington Square. The project proposes an incentive under the SDB law to permit restaurant uses on the ground floor and rooftop and an unlimited number of SDB waivers of Planning Code controls for height, dwelling unit exposure, open space, rear yard, and use size. The developer’s application is now being processed by the Planning Department. THD is closely monitoring the status of this project, and we’ll keep you posted.

535 Green (Buon Gusto Sausage Factory building). The developer of this SDB project, located in the very heart of North Beach, proposes to construct a 63-ft, six-story, 34-unit residential/commercial building on the site of the historic Buon Gusto Sausage Factory and the vacant parking lot to the east. As proposed, the new structure would reach up to 79 ft. at the highest point of its roof-top features—twice the 40-foot height limit. Because the Buon Gusto building is listed on the National Register of Historic Places, this SDB project requires an Environmental Impact Report before it can proceed to approval actions required by the Historic Preservation Commission and the Planning Commission.

Initiative to Restore Local Planning Control

Recent state laws passed in Sacramento, including the State Density Bonus law, have overridden long-standing local control of land use planning, usurping the authority of local communities and their elected representatives to determine land use policies and practices. The state laws allow developers to sweep aside local zoning, including height limits, voter land-use initiatives, environmental review, and neighborhood input. Supporters of a plan to stop the state legislature from overriding local community control of land use have filed a petition and are beginning to gather signatures for an effort that would enshrine local control over local land use in the state constitution. To qualify for the ballot, initiative sponsors must gather nearly a million signatures by May 1, 2022. If approved by the voters in November 2022, local land-use and zoning laws would prevail over Sacramento efforts to override them. The text of the initiative and where to get or sign petitions is provided on our website at thd.org/pz.

Congestion Pricing

A letter offering detailed comments on the San Francisco County Transit Authority’s (SFCTA) ongoing downtown congestion pricing study was submitted to SFCTA on October 6. Prepared and signed by THD, the letter was co-signed by the North Beach Business Association, the Russian Hill Community Association, the Pacific Avenue Neighborhood Association, the Discover Polk Community Benefit District, and the Nob Hill Association. A copy of the letter can be found on THD’s website at thd.org/pz. Although SFCTA originally scheduled a report back to the SFCTA board before the end of 2021, the agency has now extended its schedule into the new year to allow for more public outreach.

To join, or to get information from, the THD Planning & Zoning Committee, just send an email to PZ@THD.org.



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DISTRICT 3 SUPERVISOR REPORT

by Supervisor Aaron Peskin
aaron.peskin@sfgov.org

It's incredible to think that it's been almost two years since the spread of the COVID-19 virus forced social and economic shutdowns across the globe, highlighting huge inequities in our healthcare system and generating a massive loss of life. Even with the heaviness of the past two years still reverberating through the lives of many of us, I continue to hold onto inspiring memories of the community collaborations that got us through the darkest points.

We collaborated with Chinatown CDC and Self-Help for the Elderly, obtaining funding to support 34 struggling Chinatown restaurants and provide 122,000 meals to seniors and families living in our SROs and public housing through the ground-breaking **Feed + Fuel** program. We drafted and passed the strongest tenant and health protections for SF residents in congregate housing and brought free wifi to 276 SRO units so students could participate in distance learning and seniors could access remote healthcare. Our push to create **Shelter-in-Place hotels** saved valuable hospital beds from surging with homeless placements, ultimately leading to the State's creation of the Homekey grant program for permanent supportive housing.

When restaurants and small businesses were struggling to pay their workers and stay afloat, we led the work to create the first **Shared Spaces** parklet program in North Beach and ended mega commissions by food delivery apps like DoorDash and GrubHub. Despite a rough roll-out, the Shared Spaces program has now become a permanent fixture of outdoor dining. I've introduced legislation to extend the moratorium on compliance fees and fines for another year to ensure the City has its act together, while leaving core life safety and disability access provisions in place.

We continue to go after the worst abuses of the booming gig economy, celebrating an **historic \$5.3M wage theft settlement** that put money back into the hands of workers while protecting local restaurants from falling victim to the exploitative practices of DoorDash, Grubhub, and Uber Eats. As of January 1, 2022, predatory commercial landlords who jack up rents, push out small businesses, and then keep their storefronts empty for six months or more now pay a

REFLECTIONS ON 2021: PANDEMIC WORK & HOPE

tiered **Vacancy Tax**, with the money going into the SF Small Business Assistance Fund.

Housing Production and Preservation

Fortune gave a gift to San Francisco with the Embarcadero Freeway teardown in 1991. Last month, I got to celebrate the final realization of two decades of work fighting to ensure the four freeway parcels, formerly for cars, were developed into affordable housing and one park for San Franciscans! It wasn't easy, and if there wasn't one challenge, there was another. Former Mayor Willie Brown wanted to turn one of the sites into a new Central Police Station, and KPIX actually went after me for trying to build affordable housing on another.

Ultimately, through the combined organizing efforts of the Telegraph Hill, Barbary Coast, Chinatown, and North Beach communities, we were able to secure funding and support for sites for people, not cars. It's amazing to have served long enough to see Broadway and Battery, Broadway and Sansome, and now Broadway and Davis all become **affordable housing for San Franciscans** of all stripes—and a fourth parcel become Sue Bierman Park.

The grand opening of affordable housing sites **Broadway Cove** (125 units) and **735 Davis** (53 units) was especially poignant because the units are the first to take advantage of the **Senior Operating Subsidy (SOS)** program I developed with former President Norman Yee, ensuring that seniors making 30% or less of the Area Median Income could afford the rents—even in 100% affordable housing projects. While these SOS units were not a part of the project as originally proposed, the neighborhoods' organizing efforts truly made the project better and more affordable. I was proud to be the community's champion on this issue.

Thanks also to Kari Lee and her amazing team at the **Chinatown YMCA** for providing quality and culturally competent childcare for 55 mixed-income placement slots, which will be supported by the City's **Affordable Childcare for All** program. It was incredibly moving to see this final chapter in the Freeway teardown come to life—and welcome residents home!

Finally, I was proud to join my colleague Supervisor Dean Preston, with the support of housing and labor leaders, in creating an emergency **\$64 million housing**

acquisition and preservation fund that will help the City protect vulnerable "small-sites," apartment buildings, and SROs from looming Ellis Act evictions as well as support local land trusts, spur reforms of the Mayor's Office of Housing programming, and keep housing permanently off the speculative market. We can't say we're "pro-housing" and not invest in programs that to date have saved 47 buildings with a total of 368 units where workers, families, and seniors living on fixed incomes will forever be protected in permanently affordable housing. It's already bearing results—I got the best Christmas Day surprise ever when I received confirmation that we were able to save a 64-unit building filled with low-income seniors in the district! Huge, happy news, indeed.

Community, Arts & Neighborhood Celebrations

This year we said good-bye to beloved local/international legends Lawrence Ferlinghetti and Jack Hirschman, and dedicated a new bench at Aquatic Park to South End Rowing Club swimmer and philosopher city attorney, the late Buck Delventhal. We welcomed a record number of new businesses to the **Legacy Business Registry**, with new investments in the program fund and staffing. We landmarked the historic **Diego Rivera** at the San Francisco Art Institute and the renowned historic WPA murals by **Bernard Zackheim** at the UCSF Parnassus campus, when private sales and impending developments threatened to destroy these national treasures forever.

Our close work with the high-flying team at The 7 Fingers production to restore the historic **Club Fugazi** was brought to a scary halt by the pandemic. But perseverance and hope won the day. Working with Gypsy, David, and John, we were able to ensure the show could safely open at limited capacity (with proof of vaccination) this past fall, just in time to debut **"Dear San Francisco,"** the company's moving tribute to this resilient city. The acrobatic, music, and dance performance provided the special kind of healing that only art can—and which so many of us needed in the wake of 18 months of loss and social isolation. The response has been so incredible that The 7 Fingers has extended performances through March. So, please: Tell your friends and organize group outings with your co-workers and family. Help us ensure that arts and performance remain central touchstones of North Beach nightlife and entertainment.

See you in the neighborhood,
Aaron



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As the new kids in the neighborhood, we appreciate the warm welcome you've given our *Dear San Francisco* team.

To say thanks to everyone living in 94133, 94108, 94109, and 94111 zip codes, we are covering service charges for *Dear San Francisco* from January 1–March 31. That's a 10% ticket savings.

Come kick off 2022 with "90 minutes of kinetic adrenaline" (*SFist*) at the show the *San Francisco Chronicle* called "a love letter to the City and to the human body."

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or

♦ **Purchase tickets in person** at the Club Fugazi box office, 678 Green Street. (It's open on performance days from noon until curtain time and non-show days from noon to 6 p.m.)

♦ **Don't forget:** Please bring proof of residency in the 94133, 94108, 94109, or 94111 zip codes when you pick up or purchase your tickets.



WILLIAM "BILL" COX

by Ken Maley



Supervisor Peskin presenting city proclamation to Bill Cox.
© KEN MALEY

William 'Bill' Cox moved to San Francisco from Florida in 1959. He's lived at the same address on Telegraph Hill for 62 years. Supervisor Aaron Peskin presented Bill with a proclamation acknowledging his 90th birthday on December 8.

Bill and his partner operated a travel film firm, The World Around Us, in the Maybeck building on Stockton Street for several years and owned Telegraph Hill Antiques at 580 Union Street from 1980 until 1999.

"North Beach was much different when I moved here. Very Italian. There were three drug stores on the corners of Washington Square, a North Beach newspaper office, and many bakeries and Italian delicatessens, plus two big grocery stores, each with its own meat counter. Italian businesses lined Stockton Street to Broadway.

"The Paper Doll, a bar and restaurant on Union Street, was going strong, serving North Beach's and the City's gay population. There were several other gay places in the area and on Grant Avenue like the Copper Lantern, good for dinner, Jackson's on Powell Street, and the Baj on Bay Street. Good times, very good."



ON THE ROAD...AGAIN

THE BEAT MUSEUM CELEBRATES 2022 KEROUAC

by Charles Versaggi

On the corner of Romolo Place and Broadway, a block east of The Condor Club (its neon sign no longer flashing Carol Doda’s red nipples), catty-corner to City Lights Books on Columbus Avenue, you can find the ghosts of Jack Kerouac, Allen Ginsberg, William Burroughs, and Neal Cassady, beaten down and howling to the beat of their own drum. But you won’t find berets, bongos, or dark glasses. Welcome to The Beat Museum—celebrating its 2022 Kerouac Centennial, the “Beatmobile” will soon be on the road again, spreading the spirit of the Beats and unveiling a bold vision for the museum’s proposed North Beach site—the Buon Gusto Building.

Since leaving his buttoned-down life 25 years ago, museum co-founder Jerry Cimino, 67, has been on a mission extolling the nonconformist values of the Beat Generation—compassion, tolerance, and living one’s own individual truth. Shuttered for more than a year due to the Covid pandemic, the museum re-opened in July 2021 with the “Lawrence Ferlinghetti at Home” exhibition, featuring the renowned writer’s wooden desk, a wobbly swivel chair, his 3,000-page dictionary, and a collection of hats, each with a story behind it.

March 12 marks the 100th birthday of poet and novelist Jack Kerouac, a leading figure of the 1950s counterculture Beat movement at the center of the museum’s exhibits. Kerouac is best known for his 1957 defining novel, *On the Road*, a roman à clef based on the author and his friends, represented by characters traveling across the United States. Inspired by the frenetic, amphetamine-fueled “spontaneous prose” of an 18-page two-sided letter from Neal Cassady, Kerouac’s lifelong beloved friend, the manuscript was typed on what he called “the scroll”—a continuous, 120-foot scroll of tracing paper sheets that he cut to size and taped together. The draft was typed single-spaced and without margins, standard punctuation, or paragraph breaks during marathon writings at 120 words per minute on a manual typewriter. “The scroll” was sold in 2001 at a Christie’s auction for \$2.4 million. According to Cimino, it’s now likely worth more than \$15 million.

A redux of its 2004 cross-country tour in a 1987 Airstream RV, the *Beat Museum on Wheels*—dubbed the “Beatmobile II” (now a 2021 Dodge Roadtrek ProMaster van)—will again follow the treads of Kerouac’s 1949 Hudson Commodore to commemorate a yearlong centennial celebration of the writer. Initially focused on West Coast cities, the mobile museum and 90-minute stage presentation will be in Kerouac’s hometown of Lowell, Massachusetts celebrating his March 12 birthday. In October, the tour will return to Lowell and the East Coast for the *Lowell Celebrates Kerouac Festival*, remembering the author on the anniversary of his death, October 21, 1969. The Jack Kerouac Foundation in Lowell was recently



The Beat Museum’s “Beatmobile II” on the road again spreading the spirit of the Beats.

COURTESY JERRY CIMINO

established to build a Jack Kerouac Museum and performance venue there.

Though we had spoken previously on the phone, this is my first meeting with Cimino, who provided me with a personal tour of the museum and his vision for its future. Like all Italians who meet for the first time, we discuss our family heritage and how he became a Beat convert. While he and his parents were from Baltimore, his grandfather was from Cefalù, a small coastal village in northern Sicily, not far from the port town of Augusta, where my parents were from and where I was conceived before my birth in San Francisco. At 16 years old, his grandfather came to Baltimore where he met his wife and worked as a barber his whole life.

Although he wanted to be a writer, Cimino graduated from college with a degree in history and worked in corporate America—15 years selling computers for IBM and 10 years in financial services for American Express. He was an admirer of musician David Amram (now 91), a friend of Kerouac’s who would tell young people to follow their dreams and what you love.

In 1988, Jerry and his wife Estelle moved from Maryland to Monterey, drawn by their mutual attraction to the Beats and Kerouac, who in the 1950s would stay at Ferlinghetti’s cabin near the Bixby Bridge in Big Sur. By 2003, the Ciminis accumulated a large collection of Beat memorabilia that outgrew its space. “My wife had a career counseling center in downtown Monterey,” Cimino said. “She had a space with a separate entrance. I told her, ‘Why don’t I take all my Beat stuff and put it in here, call it a museum, and see if anybody shows up.’ That’s how we started the Beat Museum.”

Through his wife’s earlier bookstore connections,

Jerry was introduced to John Cassady, son of Neal and Carolyn Cassady. In 2004, the two developed the *Beat Museum on Wheels*, a road show carried in the 1987 Airstream RV nicknamed the “Beatmobile,” sharing the story of the Beat Generation (a phrase popularized by Kerouac) with young people from coast to coast.



Jerry Cimino, co-founder of the Beat Museum.

© CHARLES VERSAGGI

After two years on the road, visiting more than 60 colleges, high schools, and community centers, they arrived in North Beach, where Jerry and his wife opened the Beat Museum temporarily in the Live Worms gallery on Grant Avenue (formerly Figoni Brothers Hardware). Following a brief move to The Cannery at Fisherman’s Wharf, the museum moved to its permanent home at 540 Broadway, where for \$8, visitors can get a look at one of the most defining eras in contemporary literature, one that paved the way for the Hippie movement and other countercultures that followed.

In a space formerly a used bookstore, the museum is in a building more than 100 years old, a converted hotel that replaced the city jail after it collapsed in the 1906 earthquake. Today, after more than 15 years, the museum has the look and feel of a Bohemian haven. Its carpets are well-worn, in places taped to the floor with duct tape, and the floor squeaks.

After his lease expired and a year of closure, Cimino was contemplating shutting the business down for good because of Covid restrictions. But he got an offer he couldn’t refuse: Ferlinghetti’s son, Lorenzo, donated the use of his father’s writing desk, chair, and other memorabilia. This inspired Cimino to open the museum’s doors again after negotiating a month-to-month lease with the building’s landlord, the Chinatown Community Development Center. “We used to have a second floor, but that’s no longer allowable because the building will undergo a seismic retrofit—we don’t know when the landlord will do this. So, we decided to



Neal Cassady and Jack Kerouac greet visitors at the Beat Museum on Broadway.

© CHARLES VERSAGGI

AC CENTENNIAL AND A BUON GUSTO VISION

move everything down here and stay put for now.”

Cimino looks like a Beat—but without the sunglasses. Dressed in black shirt and jeans, sporting a stubbled face, a prominent nose, and bald pate, his rough-and-tough looks belie his gentle but passionate love for his subject. After we pass through a turnstile, he describes various photo displays and collections of memorabilia, many donated by family members, friends, and fans of the Beats. The exhibits trace the links between the rebellious Beats to the peace-and-love Hippies that followed them. A centerpiece in the room is the 1949 Hudson Commodore that was used in the 2012 movie, *On the Road*, and was donated by the producers, who included Francis Ford Coppola.

There’s Allen Ginsberg’s typewriter near an exhibit of his *Howl* poetry reading at the Six Gallery and the trial that jolted the staid 1950s and tested our constitutional right to free speech. “Ferlinghetti set the whole thing up,” Cimino said. “He knew he was going to get arrested. He knew what the rules were. He knew that in 1956 you couldn’t publish ‘fuck’ and ‘cocksucker’ in a book. He sent a pre-release copy to the American Civil Liberties Union. They said if you get arrested, we will be there to defend you. And that’s exactly how it played out. A brilliant move by Ferlinghetti.”

Amongst the cultural ephemera is the shirt Neal Cassady wore while driving Ken Kesey’s Merry Prankster bus, “Further.” There’s a bookstore, and for the tourists, a souvenir shop featuring T-shirts, hoodies, tote bags—even a Kerouac bobblehead, mug, and yoyo you can buy.

Toward the end of our tour, Cimino proudly points to Kerouac’s tweed woolen jacket on display. “This past week, ‘Kerouac 2022’ was launched by Christian Dior’s creative director, Kim Jones, a collector of Beat books and literary memorabilia. They just came out with a major new fashion line, just covered in *Vogue*, *Esquire*, and *GQ*. Jones said that in the back of his mind, it was his impressionable teenage memory of being taken by his parents to see the Beat Museum San Francisco, which holds Kerouac’s tweed jacket—that one right there.”

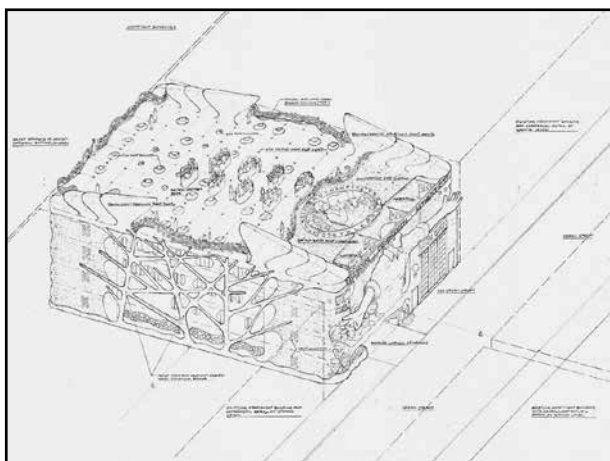
Over a cup of coffee, Cimino sits down with me for an exclusive unrolling of the architectural plans for his grand vision: a reimagined Beat Museum—housed in the Buon Gusto Building at 535 Green Street—designed by Eugene Tssui, an American architect noted for his use of ecological principles and “biologic” design. Called the “seminal architect of the 21st century,” he’s been listed as among the 100 “Guardian Angels of the Planet” by Project Coyote, a national non-profit organization based in Northern California that promotes compassionate conservation and coexistence between people and wildlife through education, science, and advocacy. Although a proposal to develop the site into residential and office space by its owners is under

review by the San Francisco Planning Department, Cimino’s vision is aimed at showing what’s possible with philanthropic support for the site.

Placed on the National Register of Historic Places in February 2021 and listed in the California Register of Historical Places, the Buon Gusto building was built in 1948 and is the site of what was the largest sausage- and salami-producing facility in the West. Back in the mid-1950s, when sausage-making was part of the Italian immigrant culture, my uncle Jack Romeo made salamis there and would come home with his hands swollen from overexposure to the spices and natural preservatives that were applied to the meat.

In his architect statement, Tssui writes, “Beat Poets sought to transform poetry into an expression of genuine lived experience. Likewise, what this museum attempts to do is transform architecture into a truly lived experience where stone, steel, glass, wood, and water, become a sentient extension of feeling, emotion and empathy...”

Retaining the original building’s façade, and largely made of wood, the proposed museum will be comprised of a 5,376 sq.ft. sublevel parking garage for cars and bicycles, 39,424 sq.ft. of space on four floors, and 7,800 sq.ft. of living space in eight below-market-rate apartments for teachers, four each on the third and



The Beat Museum reimagined by architect Eugene Tssui. The north-facing frontal part of the building on Green St. will be crowned with the words, “Tolerance, Compassion, Authenticity.”

COURTESY JERRY CIMINO

fourth floors, with additional office space. The building will include a ground-floor café, and on the second floor, The Lawrence Ferlinghetti Community Theatre where poetry readings and live performances will be held to accommodate 152 people.

The north-facing frontal part of the building on Green will be crowned with the words, “Tolerance, Compassion, Authenticity.” Below this, visitors will be welcomed with a central relief of Kerouac, arms outstretched with a 70 ft.-wide X 30 ft.-high cascading waterfall that falls into a 12-ft.-high narrow catch pond.



Lawrence Ferlinghetti’s desk.

© CHARLES VERSAGGI

A key objective of the museum’s 2022 Kerouac Centennial is to launch a funding initiative with the goal of establishing a \$20 million endowment that includes funding to sustain the project. “I believe this is a win-win-win for Beat generation fans around the world, the community of North Beach, and the city of San Francisco,” said Cimino. “The 2022 Kerouac Centennial Year is everyone’s window of opportunity to make this happen.”

Cimino writes how he, at age 14, was abruptly introduced to Ferlinghetti in 1968—the year Martin Luther King and Bobby Kennedy were assassinated and “people all over America were yearning for a return to his brother’s Camelot.” His eighth-grade English teacher threw a book at him, narrowly missing his head, while he and a friend were cutting up in class.

Looking at them squarely, holding another book in their faces, “Here’s something you two goofballs might find interesting if you can pay attention long enough to understand it,” his teacher said. He read “Poem No. 5” from Ferlinghetti’s *Coney Island of the Mind*, an irreverent passage about Jesus Christ who’s “a kind of carpenter...and according to a roundup of late world news from the usual unreliable sources real dead.”

Decades after meeting Ferlinghetti, Cimino had a conversation with him amongst friends at a North Beach art event. He tells the elderly poet he was 14 years old when he first read *A Coney Island of the Mind*. “Lawrence’s blue eyes gleamed,” Cimino recalled. “He smiled an impish grin and said to a friend we both knew: ‘That’s when I get all of them. They’re all 14 years old.’”

✂



After more than 15 years, the museum has the look and feel of a Bohemian haven.

© CHARLES VERSAGGI



THD HOLIDAY PARTY 2021

Photos by Dennis Hearne



TRANSPORTATION REPORT

by Howard Wong, AIA, Committee Chair
howard.wong@thd.org

NEW YEAR'S RESOLUTIONS

NEED TO RIDE PUBLIC TRANSIT—LOCALLY AND REGIONALLY

Dwellers have fought to preserve the 39-Coit bus and local favorites, but Bay Area transit also needs everyone's support to assure a world-class system and mobility equity for the disabled, disadvantaged, seniors, and youth. To create a post-pandemic/ sustainable/ integrated system, everyone needs to ride public transit—frequently, at every opportunity, to every destination. Transit operators and workers have taken risks for us during the epidemic. Let's reciprocate by taking transit today, building back better, and transforming transit tomorrow.

BAY AREA TRANSIT GOES TO INTERESTING PLACES

During the Covid pandemic, I explored Bay Area transit. Golden Gate Ferry and buses took me to Sausalito's remarkable houseboat communities—beautifully designed with unique neighborhood character north of downtown to Waldo Point. After a long walk from the bus stop, with Golden Gate Bridge vistas along the way, I admired Fort Baker/ Cavallo Point's restored historic architecture.

BART goes to San Jose's Berryessa Flea Market, with somewhat commonplace goods, although interesting as a vast Hispanic marketplace. When not rushing to board planes, airports are worth sightseeing—though BART's Oakland Airport Connector is overpriced as are fares to SF International Airport. Besides notable public art, SFO also has changing exhibits, an Aviation Museum, and a free AirTrain loop between terminals. The award-winning new International Terminal is a great spatial experience.

Muni buses and streetcars crisscross San Francisco. West Portal has quaint shops and dining, like old colorful favorite El Toreador Restaurant with reasonably

priced Margaritas. Upper Haight Street retains its hippie vibes and counter-culture retail. How many smoke and bong shops can you fit on a head of a pin? Long-established Cha Cha Cha restaurant has great rice/ beans, paella, mussels, and Latin/ Spanish/ Cuban dishes. Nearby Rasputin Music is a treasure trove of old CDs and DVDs. The Presidio's history is palpable, with the renovated Officers' Club, Presidio Inn, Presidio Lodge, Walt Disney Museum, and parade grounds. The Sunset District has active shopping streets on Irving, Judah, and Taraval. The Richmond District has diverse dining, like Sakana Bune Japanese Restaurant with its floating sushi boats and old-school Taishan Café with its salted pig's feet claypot. Just for fun, even non-tourists can enjoy the views from cable cars, historic streetcars, and the 39-Coit bus.

TRANSIT TRIP PLANNING TOOLS ARE VERY USEFUL

To find transit options from any starting point to any destination, the websites of Bay Area transit agencies, like Muni, BART, CalTrain, Golden Gate Ferry, Golden Gate Transit, AC Transit, SamTrans, and more, have trip planning tools. See <https://511.org/about/changes> for links to 31 transit agencies. General regional trip planning tools include Google Maps, Moovit, Citymapper, Bing Maps, Apple Maps, and TransitApp.



Open air streetcar on the historic F-Line.

© HOWARD WONG

For the tech-savvy, mobile apps provide real-time departure schedules. A host of free shuttle buses also exists, like PresidioGo, Mission Bay Shuttle, Kaiser Shuttle, UCSF Shuttle, and others throughout the region.

INCENTIVES TO TAKE PUBLIC TRANSIT

According to the American Public Transportation Association, an average commuter can save \$9- \$14,000 per year by taking public transit instead of driving. Relaxing on public transit—it's possible—can make you more relaxed, happier, and healthier. With recent wildfires, tornadoes, and hurricanes, greenhouse gas reduction is paramount—and public transit takes cars off the road. Cost-saving benefits exist, like commuter checks, subsidized carpools, Muni free passes for youth/ homeless/ low-income disabled and seniors, and Senior Clipper cards with reduced fares, including 62.5% discounts on BART (50% discounts for youth).

PUBLIC TRANSIT CHALLENGES IN 2022

Plummeting ridership has not returned to pre-pandemic numbers, especially for BART and CalTrain. While SF Muni expects to restore most routes by February 2022, except for the 3-Jackson and 47-Van Ness bus lines, many alignments will be shortened, and frequencies decreased. With larger budget deficits, the pressure for a more integrated regional transit system has grown, including integrated fares, regional transit governance, and potential merger of BART/ CalTrain. Even before the pandemic, transit agencies had systemic structural deficits and planned to tap new funding. Upcoming measures include a \$400-Million Muni Bond Measure (June 2022 ballot), a Regional Transportation Tax (2023), an extension of the SF Prop K Transportation Tax, and more. For ten years, Muni's Transit Effectiveness Project and Muni Forward Program have had strong inclinations to cut routes and decrease service. For the greater transit good, existing city/ transit budgets need to be re-evaluated, prioritizing restoration and growth of transit services.



UPDATE ON 955 SANSOME STREET PROJECT

by Greg Giachino
greg.giachino@thd.org

As you might know, a real estate developer in San Francisco has proposed building a luxury condominium project at the southwest corner of Vallejo and Sansome Streets at the eastern base of Telegraph Hill, currently occupied by a two-story, 1950s parking lot.

Initially, the developer Aralon Properties and architect Handel Architects (designer of the Millennium Tower) planned to build an eight-story, 24-unit luxury condo structure, including three floors of office space. At least, that was what the developer presented to the neighborhood in a well-attended and contentious virtual meeting hosted by the developer in early October. More than 40 neighbors were in opposition, and one Fisherman’s Wharf resident was in support. After the meeting, the developer indicated that revisions would be made to the project, presumably responding to the neighborhood’s overwhelmingly negative comments.

Just before Christmas, the developer released revised plans. To the surprise and disappointment of the neighborhood, the revised project would more than double the number of condos from 24 to 57 and increase the building height from eight to 10 stories. Measured from street level on Sansome, the revised structure would rise 120 feet (Figure 1). At that height, this project is taller than any other building in the Northeast Waterfront Historic District, making it even more out of character with the historic district than the original proposal and up to three times the height of surrounding buildings. The developer held a second online meeting on January 5 to explain the revised plans. More than 50 community participants attended,



Figure 2: Existing parking structure.

© GOOGLE MAPS

the building would also include 14 “affordable” units, only five would be affordable to low-income families (that is, affordable to those making 80% or less of the area median income).

The building would block the light and air of many properties along Prescott Alley and Vallejo. It would impair lighting and privacy for additional surrounding properties, at least 70 of which might be impacted (Figure 2). Additionally, further study is necessary to determine whether construction would pose a risk to the foundations of nearby properties on the hill.

During the last 10 years, neighboring residents have seen the use of the parking garage go from rental parking serving the needs of the neighborhood, to day-and-monthly parking for office workers and evening

a 40-foot height limit, in sharp contrast to the project site zoned at 84 feet. Why are several lots along the Sansome corridor, including the project site, zoned at 84 feet? Predating the destruction of the Embarcadero Freeway, the current zoning was most likely intended to accommodate the now-demolished Freeway off-ramp.

Lots on the western side of Sansome, including the lot on which the project is proposed, form the western boundary of the Northeast Waterfront Historic District (Figure 3), significant for its collection of warehouses and industrial buildings dating from the Gold Rush, the oldest structures only one or two stories high. The average height of the historic buildings along the Sansome frontage is 43 feet (Figure 4).

The historic Ice House, constructed in 1914 for the National Ice and Cold Storage Company and located at the extreme northwest corner of the historic district at Union Street and Sansome, is the only building in the historic district that rises to 84 feet above Sansome. But, unlike the proposed project site, the Ice House is at the base of a steep cliff face far beneath the residential neighborhood above. In contrast, the proposed 10-story building at the bottom of the hill at the corner of Vallejo and Sansome would tower higher than much of the residential buildings up to Montgomery and completely dwarf Prescott directly to the west of the parking lot, while taking light from the whole block.

The Waterfront Action Committee, an independent group comprised of neighbors and others, has been formed in opposition to the project. More than 300 people have signed an online petition opposing the project. For those who want to sign the petition, contribute their financial support, or simply learn more, a link to the petition can be found at thd.org/pz.

Telegraph Hill Dwellers has submitted a letter in opposition to the project based on its size, lack of compatibility with the Northeast Waterfront Historic District, and other factors. A copy of this letter can be found at thd.org/pz.

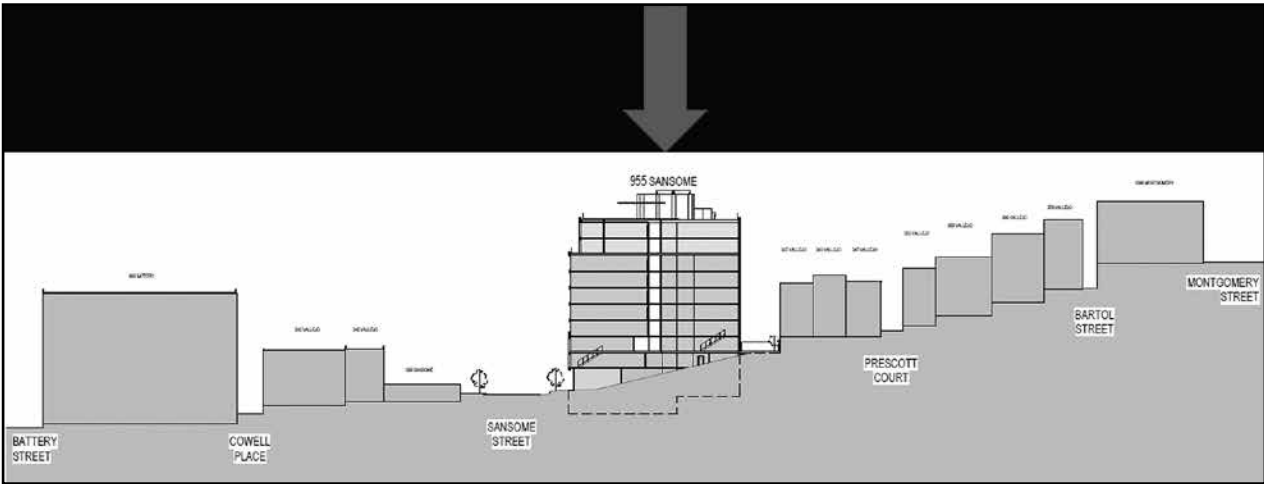


Figure 1: 955 Sansome—illustration of massing (facing south).

none of whom spoke in favor of the project.

Of the 57 residential units, 43 would be luxury condos. Twenty-one units would be townhouses two stories in height, including nine two-story penthouses. The average unit size would be twice the average neighborhood size, with the largest units nearly three times that of the neighborhood average. Most of these units would likely sell for millions of dollars, based on comparable sales of new condominiums nearby. Although

parking for those enjoying entertainment on Broadway, and now as a lot for Google’s Waymo, which is experimenting with autonomous cars.

This section of Telegraph Hill offers the only street (Vallejo) north of Broadway that provides a vehicular path over Telegraph Hill. The block of Vallejo in which the project site is located (beginning at Montgomery Street and extending downhill to Sansome), consists primarily of 100-year-old residential buildings within



Figure 3: Aerial map showing location of project within Northeast Waterfront Historic District.

© GOOGLE MAPS



Figure 4: Bird’s eye view of 955 Sansome.

© GOOGLE MAPS

Advertise in The Semaphore
see page 11

VIRTUAL BOARD MEETING HIGHLIGHTS

OCTOBER-DECEMBER 2021

by Mary Lipian, Recording Secretary
mary.lipian@thd.org

October 2021

Al informed the Board that THD has two open board positions: Vice President and Waterfront Chair. He encouraged the Board to send him recommendations to fill the two spots.

THD welcomed The 7 Fingers performance group to the neighborhood by reserving 35 seats for THD members for two preview performances of "Dear San Francisco: A High-Flying Love Story" at Club Fugazi.

The events, held on October 2, were a great success.

November 2021

Nancy Shanahan was appointed as the new THD Vice President and Termeh Yeghiazarian as THD Historian.

THD held an outdoor meet-up on November 4 from 6 – 8 p.m. at Piazza Pellegrini.

THD's Parks & Trees Committee sent a letter to the San Francisco Recreation and Park Department recommending that it not erect physical barriers around the Washington Square Park playground. The

design of the playground was previously subject to years of vetting and community participation, and all designs were completed according to safety guidelines.

December 2021

There was no Board Meeting in December, but THD held its annual Holiday Party at Piazza Pellegrini on its outside patio on Thursday, December 9. The event was well-attended, with THD members and guests enjoying Caesar salad, gnocchi, pizza, and Italian desserts. It was a great opportunity to catch up with neighbors in person. ✦

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TREASURER'S REPORT

by Nick Ferris
nick.ferris@thd.org

THD remains in a very healthy and strong financial position. After the production of *The Semaphore*, our largest expense has been organizing social events for members and the neighborhood. THD usually tries to break-even with these social events, but due to the pandemic and the isolation it's wrought, the board felt it important to bring some extra cheer to the community. Therefore, in some cases, THD covered the entire cost of an event, in others, subsidized a portion of it. At other times, members paid the full expense. We hope you've enjoyed these events, but if you haven't attended one yet, follow us on Facebook or our email newsletter to learn about the next one!

THD's fiscal year will end on March 31. This month, the Budget Committee will begin reviewing the past year's finances and prepare a budget for the 2022/2023 year. If you have ideas for how THD could spend funds to improve the neighborhood, please reach out directly to me at nick.ferris@thd.org. ✦

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NEIGHBORHOOD ENGAGEMENT REPORT

by Nick Ferris, Committee Chair
nick.ferris@thd.org

THD held its annual holiday party on December 9, and it was great to see so many familiar faces. I'm constantly reminded how one of the most critical roles of our organization is to bring people together—to socialize, discuss the neighborhood, and have fun. Initially, the board was uncertain about holding the event at this time, but feedback from recent, in-person events has been so encouraging, we felt it an important undertaking.

Forty-seven neighbors came to the outdoor heated patio at Piazza Pellegrini. Kate Kaehler, THD's Social Chair, led organization of the event, and Dario Hadjian, the ever-generous restaurant owner, hosted



THD 2021 Holiday Party on December 9. © DENNIS HEARNE

THD COMMITTEES NEED YOU

Get involved in our neighborhood and make a difference! Join a THD committee and help keep the Hill a special place to live.

STANDING COMMITTEES

Art & Culture: Open

Budget: Nick Ferris nick.ferris@thd.org

Membership: Andy Katz THDmembership@gmail.com

Oral History Project: Judy Irving judy.irving@thd.org

Transportation: Howard Wong howard.wong@thd.org

Parks & Trees: Michael Rothmann michael.rothmann@thd.org

Planning & Zoning: Nancy Shanahan, Stan Hayes, and Mary Lipian PZ@thd.org

Semaphore: Cap Caplan (Editor) cap.caplan@thd.org

David Lipkin (Photo Editor) david.lipkin@thd.org

Social & Program: Kate Kaehler social@thd.org

Waterfront: Howard Wong howard.wong@thd.org

PLANNING & ZONING COMMITTEE MEETS last Thursdays
of each month. Call for time and location.
986-7070 or 563-3494 or 391-5652.

LIAISONS WITH OTHER ORGANIZATIONS

Central Police District Community Advisory Board: Daryl Babbitt

Coalition for San Francisco Neighborhoods: Al Fontes

Friends of Washington Square Liaison: Don Raichle

Northeast Waterfront Advisory Group Member: Open

CELEBRATING & DEBATING WITH THD

us for a delicious meal. Friends caught up with friends, we learned about new proposals for the neighborhood, and some of us made new acquaintances, as I did. Supervisor Aaron Peskin joined for dinner as did Diana Taylor, President of the Barbary Coast Neighborhood Association. We're always grateful to have time with and learn from Supervisor Peskin. It was wonderful to welcome Diana as we all work to bring together neighborhood organizations across the district.

Along this theme of inter-neighborhood cooperation, THD partnered with Barbary Coast Neighborhood Association, NextVillage, North Beach Business Association, Russian Hill Neighbors, and

Lower Polk Neighbors to plan a virtual debate among candidates for state house representative, Assembly District 17 (AD17). AD17 comprises about one-half of San Francisco, including Telegraph Hill and surrounding area. David Chiu held the seat until he was appointed San Francisco City Attorney in late 2021.

It's a great step toward getting the many wonderful organizations of District 3 working together and for the same goal: improving our home!

The debate was scheduled for January 26, not yet held as of this writing. If you missed it, check out our Facebook and YouTube pages to see recordings. ✂



TELEGRAPH HILL DWELLERS

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Term: 2020-2022

Don Raichle

Termeh Yeghiazarian

Julia Martin Murphy

Nadya Williams

Term: 2021-2023

Patrice Ignacio Moll

Katie Hopkins

Kate Kaehler

Greg Giachino



WELCOMING NEW MEMBERS!

There's no better way to be connected to your neighborhood and be a voice of the hill than by joining Telegraph Hill Dwellers, today.

Join at THD.org. If you'd prefer to have a brochure and sign-up form mailed to you, please send an email to membership@thd.org. Already a member? Give one as a gift!

Membership includes:

- A one-year subscription to news & events via email and a quarterly publication, *The Semaphore*.
- Opportunities to be active in your community. Your passion likely aligns to one of many committees.
- Social and Art & Culture events throughout the year—attend and contribute!

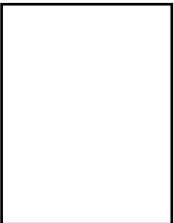
Annual Dues:

Individuals	\$35
Households	\$50
Seniors (65 and older)	\$25
Senior Households	\$40

Join now or give the gift of membership at THD.org or email membership@thd.org.



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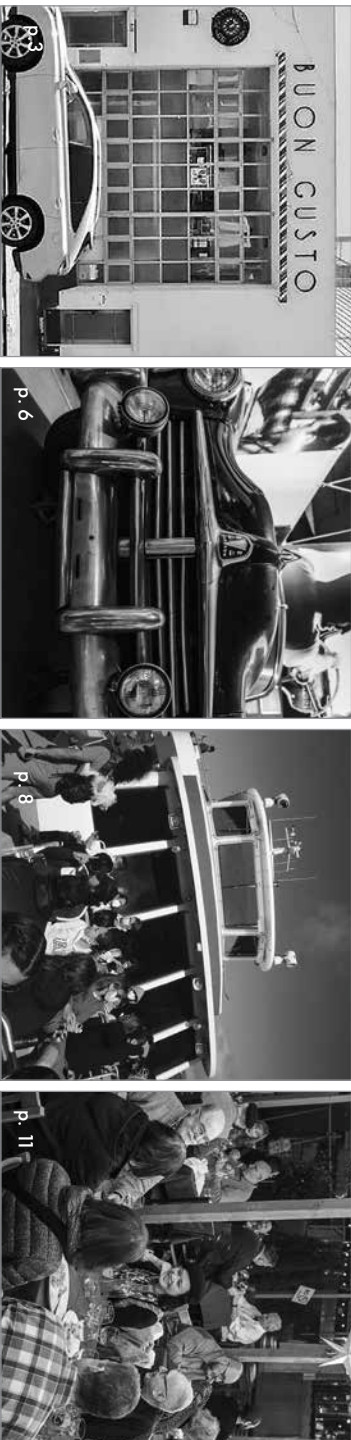


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Issue 236

Winter 2022



THE S E M A P H O R E #236 Winter 2022

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